

FILED
Z-1853
CITY CLERK

2022 APR 22 A 11: 21

ORDINANCE NO. 2022-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY,
INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R1 TO R1B

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:

Section I: The Unified Zoning Ordinance of Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

See Attachment Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned
from R1 to R1B.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE,
INDIANA, THIS _____ DAY OF _____, 2022.**

Perry E. Brown, Presiding Officer

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____ day
of _____, 2022.

Cindy Murray, City Clerk

This Ordinance approved and signed by me on the _____ day of _____, 2022.

Tony Roswarski, Mayor

Attest:

Cindy Murray, City Clerk

EXHIBIT "A"

A part of Lot number Ten (10) in William K. Rochester's Addition of Outlots to the City of Lafayette, Indiana, described as follows:

Beginning at a point on the West line of Lilly Street a distance of Three Hundred Forty-six (346) and 5/10 (346.5) feet South of the Southwest corner of the intersection of said Lilly Street and Walker Lane; thence West Six Hundred and Twenty seven (627) feet on the North line of said Lot numbered Ten (10); thence South a distance of One Hundred Fifty (150) feet; thence East at right angles and parallel with the North line thereof a distance of Six Hundred Twenty seven (627) feet to the West line of Lilly Street; thence North a distance of One Hundred Fifty (150) feet to the place of beginning, as platted upon a part of the East half of the Southeast Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Four (4) West.

EXCEPTING THEREFROM the following described real estate to-wit:

A part of the Southeast Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Four (4) West, also known as part of Lot number Ten (10) in William K. Rochester's Addition of Outlots to the City of Lafayette, Indiana, described as follows: Beginning at a point in the center line of Swayze Lane that is Four Hundred Eighty-nine and two-tenths (489.2) feet North of the center line of the Ely Lilly Road and Four Hundred Ten and 55/100 (410.55) feet West of Lilly Street; thence South One Hundred fifty-nine and 92/100 (149.92) feet to an iron pipe; thence West a distance of One Hundred Fifty (150) feet to the center line of Swayze Street; thence East on said center line a distance of One Hundred Twenty-five (125) feet to an iron pipe; thence North One Hundred Fifty (150) feet to the center line of Swayze Street; thence East on said center line a distance of One Hundred Twenty-five (125) feet to the place of beginning, containing 0.31 acres, more or less. Located in Fairfield Township, Tippecanoe County, Indiana.

EXCEPT

A part of Lot 10 in William K. Rochester's Addition of Outlots to the Town (now City) of Lafayette, Indiana, as recorded in Deed Record Book Y page 412, in the Tippecanoe County Recorder's Office, and located in Fairfield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Beginning at an iron pipe at the northwest corner of Lot 10 in William K. Rochester's Addition of Outlots to the Town (now City) of Lafayette, Indiana; thence along the North line of said Lot 10 North 90° 00' 00" East a distance of 111.45 feet to a capped rebar at the northwest corner of the land of Dixon as described in Instrument No. 89-04808; thence along Dixon South 00° 00' 00" East a distance of 150.00 feet to a capped rebar on the South line of the land of Anthrop and Barnell as described in Deed Record MF 84-1415; thence along said South line South 90° 00' 00" West a distance of 112.68 feet to a point which bears North 52° 56' 07" West a distance of 0.32 feet from an iron pipe; thence along the west line of said Lot 10 North 00° 28' 09" East a distance of 150.00 feet to the point of beginning, containing 0.386 acre



Area Plan Commission of Tippecanoe County, Indiana

April 21, 2022
Ref. No.: 2022-072

Lafayette City Council
20 North 6th Street
Lafayette, Indiana 47901

CERTIFICATION

RE: Z-2853 TIPPECANOE LAND HOLDING, INC. C/O Habitat for Humanity of Lafayette (R1 to R1B):

Petitioner is requesting rezoning of 1.304 acres located at the southwest corner of Powder House Lane and Walker Court, specifically, 2334 Powder House Lane in Lafayette, Fairfield 31 (SE) 23-4.

Dear Lafayette City Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on April 20, 2022 the Area Plan Commission of Tippecanoe County voted 14 yes – 0 no on the motion to rezone the subject real estate from R1 to R1B. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette City Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette City Council at its May 2, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

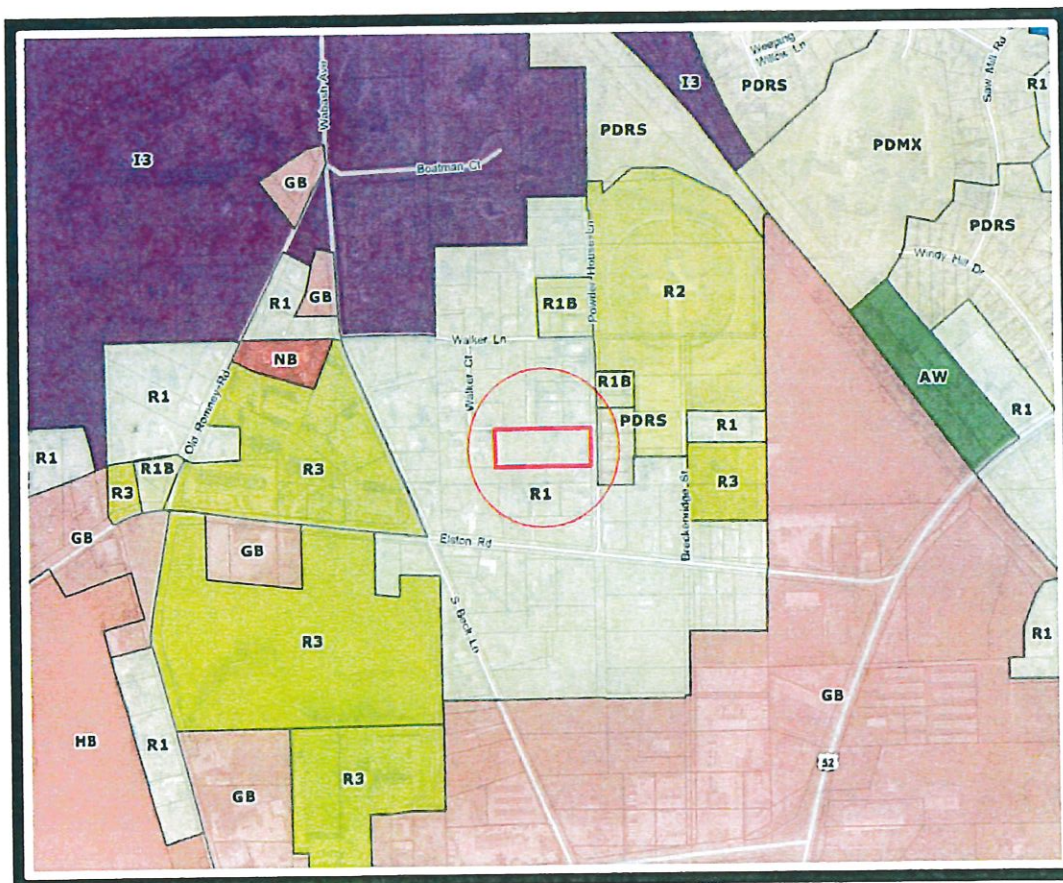
DH/jae

Enclosures: Staff Report & Ordinances

cc: Reyna Arteaga, Tippecanoe Land Holding, Inc. c/o Habitat for Humanity of Lafayette, Inc.
Ryan Munden, Reiling Teder & Schrier, LLC

Z-2853
TIPPECANOE LAND HOLDING, INC. C/O Habitat
for Humanity of Lafayette
(R1 to R1B)

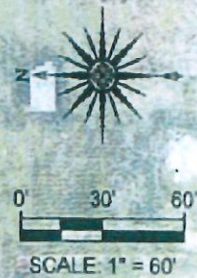
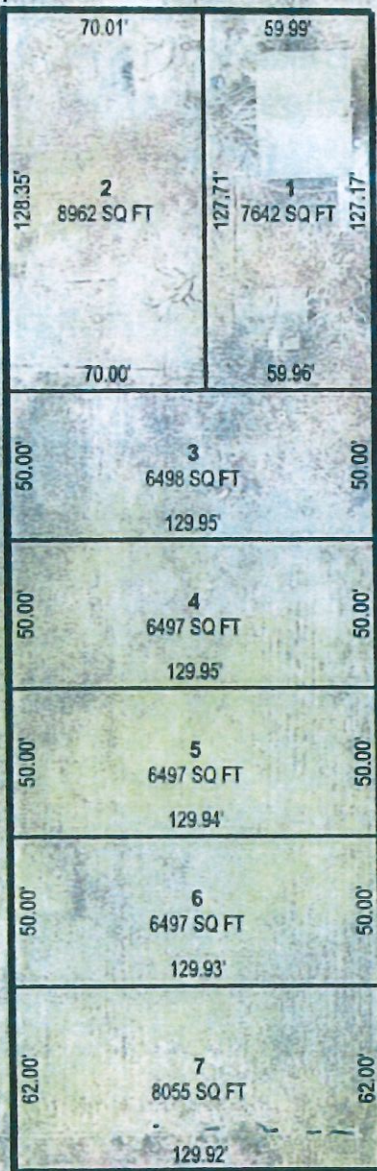
STAFF REPORT
April 14, 2022



POWDERHOUSE LANE

WALKER LANE

ZONING BASED
ON R1B



TBIRD
Design Services Corporation
Engineering • Surveying • Environmental
Construction Management
105 NORTH 10TH STREET • LAFAYETTE, INDIANA
phone: (765) 742-1900 • fax: (765) 742-1906
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CONCEPTUAL LOT LAYOUT

PART OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 23 NORTH, RANGE 4 WEST, FAIRFIELD
TOWNSHIP, TIPPECANOE COUNTY, INDIANA

PROJECT:

DATE:

11/28/2016

CHECKED BY:

DRAWN BY:

CDB

DRAWING FILE:

SCHROEDER POWDERHOUSE LAYOUT1.DWG

SHEET:

1 of 1

Z-2853

**TIPPECANOE LAND HOLDING, INC. C/O HABITAT FOR HUMANITY OF
LAFAYETTE, INC.
R1 to R1B**

**Staff Report
April 14, 2022**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner Tippecanoe Land Holding, Inc. c/o Habitat for Humanity of Lafayette, Inc., by Reyna Arteaga, Director of Operations, is requesting rezoning of part of Lot 10 in William K. Rochester's Addition of Outlots to the City of Lafayette, Indiana, on the west side of Powder House Lane. Petitioner has submitted a Conceptual Lot Layout showing seven building sites, which would require a Major Subdivision (nothing has been filed yet). The address for the existing house is 2334 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This lot is zoned R1, low density single-family residential, as are the rest of the lots in this block and further south. Property directly to the east is zoned PDRS (Crosser Commons PD). Several rezones have been approved in this area in the last few years, creating a mix of residential zones: from PDRS to R1B in 2020 (Z-2791), from R1 to R1B in 2017 (Z-2688), and from PDRS to R2 in 2014 (Z-2568). Farther to the northwest, I3 (Industrial) zoning has existed since the inception of zoning in the county. To the west is R1 zoning and a rezone case from 2015 (Z-2633), withdrawn, which would have rezoned that lot to R3, multi-family residential.

AREA LAND USE PATTERNS:

The lot is currently occupied by a single-family home. Immediately adjacent in all directions are also single-family homes. Farther out is a mix of uses, including a sports complex to the northeast, apartment buildings to the west, Tippecanoe School Corporation offices to the southeast, and an asphalt – concrete paving business to the northwest.

TRAFFIC AND TRANSPORTATION:

The adopted *Thoroughfare Plan* classifies both Powder House Lane and Walker Court as urban local roads. Powder House Lane is paved with gutters and is in good condition.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the Board of Public Works of Lafayette, sanitary sewer and water services are available at this location.

STAFF COMMENTS:

If this rezone is successful, petitioner intends to demolish the existing single-family home and create six additional buildable lots through the major subdivision process, for a total of seven lots. The Conceptual Lot Layout shows two proposed lots with frontage on Powder House and five lots to the west with frontage on Walker Lane. The lot widths and areas as shown meet the requirements of the R1B district. Staff feels that the R1B zone standards are compatible with the adjacent PDRS zoned lots to the east, as well as the R1B zoned lots further to the north and east.

For many years this area was on the outskirts of Lafayette and had no access to sewer or water. Because the older houses in this area were constructed when service by septic and well was the only option, the lots needed to be bigger. Now with access to public utilities, this area can handle more dense residential subdivisions with smaller lots.

Petitioner has built numerous homes in this area. The infill of vacant lots, or in this case, the subdividing of much larger lots, should help stabilize this area and bring new residents to an older neighborhood which for several years now has been part of the City of Lafayette. Densifying existing development creates a more efficient investment in infrastructure because it encourages growth in areas where there is existing infrastructure already in place.

STAFF RECOMMENDATION:

Approval